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The Moorland

Newton Aycliffe, DL5 4DE

Offers In Excess Of £210,000



Modern, three bedroomed detached family home situated The Moorland in Newton Aycliffe. It is situated close to local amenities which include a range of retail shops, recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. Ideal for commuters, this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a lawned garden to the front along with a driveway and garage. Whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.



Bright and spacious living room, benefiting from neutral decor and ample space for furniture. Window to the front elevation as well as French doors to the rear leading into the garden.

The kitchen is fitted with a modern range of wall, base and drawer units, contrasting work surfaces, up stands and sink/drainers unit. Fitted with integrated appliances including an oven, hob and overhead extractor along with space for further free standing furniture. There is space for a dining table and chairs and French doors to the rear opening into the garden.

Fitted with a WC and wash hand basin.

The master bedroom is a generous double bedroom with space for a king sized bed, built in wardrobes and window to the front elevation.

The ensuite contains a single shower cubicle, WC and wash hand basin.

The second bedroom is a further good size double bedroom with built in wardrobes and window to the front elevation.

The third bedroom is a single bedroom with window to the rear elevation.

The bathroom is fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

Externally the property has a lawned garden to the front along with a driveway and garage. Whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

GROUND FLOOR

The ground floor plan shows a rectangular layout. On the left is a large yellow 'LIVING ROOM' with a fireplace on the left wall and a staircase leading up. To its right is a yellow 'KITCHEN/DINER' area. At the bottom center is a brown 'ENTRANCE HALL' with a door leading outside. To the right of the hall is a small blue 'WC'. The plan includes two roof sections indicated by white triangles at the top.

1ST FLOOR

The first floor plan shows a central yellow 'LIVING' area with a staircase leading down. To the left of the living area are two yellow bedrooms: 'BEDROOM THREE' at the top and 'BEDROOM TWO' at the bottom. To the right of the living area is a yellow 'WALKED BEDROOM' and a blue 'BATHROOM'. A blue 'ENSUITE' is attached to the walked bedroom. There are two 'STORAGE' areas, one near the top and one near the bottom of the living area. The plan includes two roof sections indicated by white triangles at the top.

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Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 83, Potential: 94

Legend: Current (light blue), Potential (dark blue)

Rating Scale (92 plus to 1-20):

- 92 plus (A)
- 81-91 (B)
- 69-80 (C)
- 55-68 (D)
- 39-54 (E)
- 21-38 (F)
- 1-20 (G)

Not energy efficient - higher running costs

EU Directive 2010/31/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 83, Potential: 94

Legend: Current (light blue), Potential (dark blue)

Rating Scale (92 plus to 1-20):

- 92 plus (A)
- 81-91 (B)
- 69-80 (C)
- 55-68 (D)
- 39-54 (E)
- 21-38 (F)
- 1-20 (G)

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/31/EC

England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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